

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130779/FH/2021

Date registered valid: 7 July 2021

Proposal: Installation of driveway and 1.2 m high fencing

Address: 23 Wensley Drive, Manchester, M20 3DD

Ward(s): Didsbury West Ward

Applicant: Mr Joseph Eastwood 23 Wensley Drive, Manchester, M20 3DD

Agent (if any):

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18th August 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	11 August 2021
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 9 July 2021 Expired: 30 July 2021
Site notice	No site notice has been produced
Press advert	No press advert had been published
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building

The site relates to a two storey detached property located at the top of a Cul de Sac in the Didsbury west ward area of Manchester.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is largely residential with a number of circa mid/late twentieth, semi detached modern town houses/properties fronting Wensley Drive, off Wilmslow Road, in the Didsbury west ward area of Manchester.

Description of development

Installation of driveway and 1.2 m high fencing

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 – Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been two previous applications relating to this site as follows:

Planning reference - 084817/TPO/2007/S2 - CONSENT TO CARRY OUT WORKS TO TREES WITHIN 9 GORDON PLACE TREE PRESERVATION ORDER - Works to 1 oak tree. This application was approved on 06.02.2008

Planning reference - 102736/FH/2013/S2 - Erection of single-storey front extension, and single storey rear extension and elevational alterations - This application was approved on 25.09.2013

Residential Amenity

The site is located at the top of a Cul de Sac surrounded by similar type properties, some which are detached and semi-detached in nature. The application site has an open vehicular/pedestrian access which is shared with the neighbouring properties no's 18 and 20 Wensley Drive.

The applicant proposes to erect a 1.2m high timber fence along the site boundary reflecting that of the adjacent property no. 16 Wensley Drive and remove the existing front boundary wall by providing access via their own land only. It is considered that given the nature of the site and the fact that the applicants wish to establish a clear site boundary without closing off access through to no's 18 and 20, the erection of the fencing would be considered reasonable in this case.

The site currently has a tarmac area to the front of the property for the provision of an off road car parking space. A theme which is reflected to the front of other properties along this street frontage. The applicants are proposing to remove the existing tarmac and replace with either Resin Bonded porous material or Block paving with drainage. Given that this can be carried out under permitted development independently, it is considered that either material used would be considered to be an acceptable choice for the front of the property driveway.

Overall, it is considered that the impact of the proposal will generally cause no further harm than the existing view to the front of the property and would provide a private access to the application site setting clear boundaries and therefore, it is not anticipated that the proposal would impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties.

Design and appearance

The design and appearance of the external area would be improved by the removal of the existing wall and providing access to the front of the site independently. Material choice is set to be timber fencing and either Resin Bonded porous material or Block paving with drainage and such improvements would be in association with the proposed use. It is not anticipated that the proposed development, will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties.

Car Parking

There are no proposed changes to the existing car parking arrangements, however access would be via the application site only and not via the shared access between no's 18 and 20 Wensley Drive.

The car parking remains unchanged and the proposed replacement fencing would enhance the amenity space around the perimeter of the property.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of

nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 7th July 2021 Proposed Mark Up Plan

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the fencing and driveway hereby permitted shall match those as specified in type, size, colour and texture as outlined in the application form

Reason - To ensure the appearance of the site is not adversely affected by the materials to be used in the construction of the fencing, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Gordon Place, Manchester, M20 3LD
21 Wensley Drive, Manchester, M20 3DD
16 Wensley Drive, Manchester, M20 3DD
12 Wensley Drive, Manchester, M20 3DD
10 Wensley Drive, Manchester, M20 3DD
20 Wensley Drive, Manchester, M20 3DD
18 Wensley Drive, Manchester, M20 3DD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH